

059.B

0001

0001.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

453,400 / 453,400

USE VALUE:

453,400 / 453,400

ASSESSED:

453,400 / 453,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: MURRAY JEANNE M/ANN E		
Owner 2:		
Owner 3:		
Street 1: 98 BOW ST		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: KELLY PATRICIA A -	
Owner 2: -	
Street 1: 96-98 BOW STREET #1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7006																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	453,400			453,400			152621
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/16/18		

PREVIOUS ASSESSMENT								Parcel ID	059.B-0001-0001.0	USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	453,400	0	.	.	453,400		Year end	12/23/2021			
2021	102	FV	440,300	0	.	.	440,300		Year End Roll	12/10/2020			
2020	102	FV	433,800	0	.	.	433,800	433,800	Year End Roll	12/18/2019			
2019	102	FV	435,100	0	.	.	435,100	435,100	Year End Roll	1/3/2019			
2018	102	FV	384,700	0	.	.	384,700	384,700	Year End Roll	12/20/2017			
2017	102	FV	350,700	0	.	.	350,700	350,700	Year End Roll	1/3/2017			
2016	102	FV	350,700	0	.	.	350,700	350,700	Year End	1/4/2016			
2015	102	FV	324,000	0	.	.	324,000	324,000	Year End Roll	12/11/2014			

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
KELLY PATRICIA	40162-539	7/20/2003			304,000	No	No			5221
GE CAPITAL INC	25379-569	5/31/1995			102,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/20/2018	291	Redo Bat	12,000	C					7/23/2021	USPS	JO	Jenny O
6/18/2012	743	Siding	48,456					VINYL SIDING & TRI	8/16/2018	Left Notice	DGM	D Mann
11/5/2003	954	Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON	8/16/2018	Measured	DGM	D Mann
11/30/1998	823	Manual	2,500					DOOR-REPAIR PORCH	7/18/2012	Info Fm Prmt	BR	B Rossignol
									8/31/2005	Fieldrev-Chg	BR	B Rossignol
									10/31/2000	Hearing N/C	197	PATRIOT
									5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION	
Type: 99	- Condo Conv
Sty Ht: 1	- 1 Story
(Liv) Units: 1	Total: 1
Foundation: 3	- BrickorStone
Frame: 1	- Wood
Prime Wall: 4	- Vinyl
Sec Wall:	%
Roof Struct: 4	- Flat
Roof Cover: 4	- Tar & Gravel
Color: TAN	
View / Desir: N	- NONE

BATH FEATURES

Full Bath: 1	Rating: Very Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 0	Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

Building Number 1.

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 1	HB 0

GENERAL INFORMATION

Grade: C	- Average
Year Blt: 1909	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	

Floor: 1 - 1st Floor

% Own: 33.00000000

Name: 48 - 7006

DEPRECIATION

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18. %

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.35000002

Const Adj.: 0.97990203

Adj \$ / SQ: 403.475

Other Features: 66000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 557029

Depreciation: 103607

Depreciated Total: 453421

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 403.47

Special Features: 0

Val/Su Net: 372.56

Final Total: 453400

Val/Su SzAd 372.56

PARCEL ID

059.B-0001-0001.0

SKETCH

Building Number 1.

OTHER FEATURES

Kits: 1	Rating: Very Good
A Kits:	Rating:
Frl:	Rating:
WSFlue:	Rating:

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	5	2	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area	Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	1,217	403.470	491,029							
Size Ad	1217	Gross Area	1217	FinArea	1217						
Net Sketched Area: 1,217					Total: 491,029						

IMAGE



AssessPro Patriot Properties, Inc